

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**19 Lysander Close, Glory Farm,
Bicester, Oxfordshire. OX26 4TJ**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

19 Lysander Close, Bicester, Oxon. OX26 4TJ



Three Bedroom Semi-Detached with Potential to Extend And In a Head-of-Cul-de-Sac Position

FREEHOLD

£ 300,000

- ❖ Entrance Hall with Coats Cupboard
- ❖ 18½Ft x 12Ft Living Room
- ❖ 15Ft x 9Ft Kitchen Diner
- ❖ Side Lobby, Cloakroom
- ❖ Landing, Three Bedrooms
- ❖ Bathroom
- ❖ PVC Double Glazing
- ❖ Front & Rear Gardens
- ❖ Local Amenities
- ❖ Walking distance of Bicester North Station

VIEWING
APPOINTMENT:

DAY:

TIME:

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General Notes:

This property has more going on than is revealed by the external condition. The garage roof and soffits are booked for repairs already, which, the owners will pay tradesmen to complete. While the boiler is oil and along with the tank very much at the end of their working lives a quote to connect gas to the property has been given to the owner in the sum of just over £1,000. (subject to verification) The bathroom has been re-fitted a while back as has the kitchen at some point too over the years. Clearly, it is what the Americans would refer to as a 'doer-upper' and it has been priced accordingly with typical houses in the road selling around the £325,000 mark. The electrics are original so expect the heating and electrics to both come up a coded Red in any survey. Buyers should cost these items combined at around £8,000 worth of work, as a minimum. If you do not have a deposit large enough to encompass this work, then this is not the house for you. Many houses in the street take the opportunity to extend behind the garage.

Ground Floor:

Outside courtesy light, part leaded-light glazed PVC front door to:-

ENTRANCE HALL:

Front aspect PVC window, down lighting, built-in coats cupboard, glazed door and panel to:-

LIVING ROOM: 18'6 x 12'2.

Front aspect PVC picture window, coving, two radiators, thermostat, TV point, satellite cable, telephone point, staircase.

KITCHEN-DINER: 15'0 x 8'10 widening to 12'4 by the under-stairs recess.

Rear aspect sliding patio door to the garden, rear aspect PVC window, laminate flooring, radiator, space for table & chairs, telephone point, under-stairs recess. Range of base and wall units with roll-edge laminate worktops and breakfast bar, tiled surrounds, four ring ceramic electric hob, double cavity fan oven/oven-grill, 600mm cutlery & pan drawers, space for washing machine, 1½ stainless steel sink, space for fridge freezer in stairs recess.

LOBBY:

Doors to the cloakroom & garage.

CLOAKROOM:

Side aspect PVC window, radiator, low level WC, wash hand basin.

First Floor:

LANDING:

Loft hatch.

BEDROOM ONE: 16'1 x 8'11.

Twin rear aspect PVC windows, over-stairs bulkhead cupboard, two radiators, airing cupboard, built-in double wardrobe, TV point.

BEDROOM TWO: 12'2 x 9'6.

Front aspect PVC window, radiator, over-stairs bulkhead cupboard.

BEDROOM THREE: 8'10 x 8'9.

Front aspect PVC window, radiator.

BATHROOM: 6'4 x 5'6.

Side aspect PVC window, fully tiled walls, vinyl flooring, chrome heated towel rail, bath with mixer tap and shower attachment with fixed point support, 'Triton T80 Z' electric shower, sliding head support & screen.

Outside:

AMERICAN SIZED GARAGE: 20'4 x 10'0.

Door to the garden, storage space, steel oil tank.

FRONT GARDEN: Refer to photo.

REAR GARDEN: Refer to photos.

Side gate.

Boiler House:

Original oil boiler.

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Front



Entrance Hall



Living Room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Cloakroom



Kitchen Diner



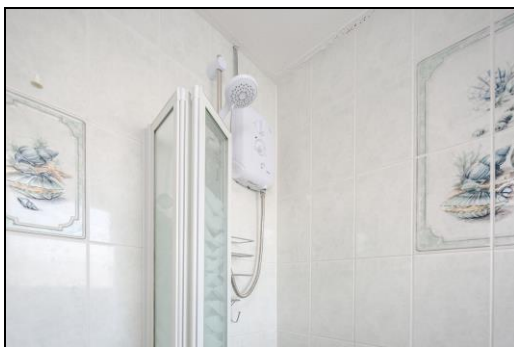
Bedroom One



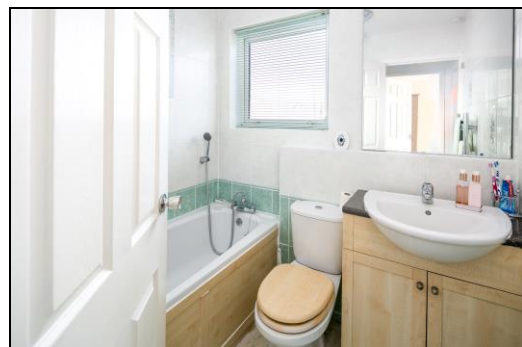
Bedroom One



Bedroom One



Triton T80 Z shower over the bath



Bathroom

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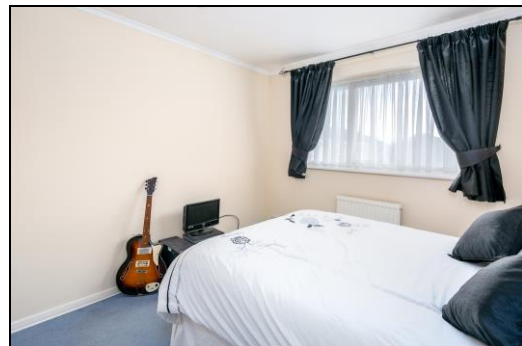
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Two



Rear Garden & Outlook Left



Rear Garden & Outlook Right



Front & Parking Area Access



Rear Elevation

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H.M. LAND REGISTRY		TITLE NUMBER	
		ON 204523	
ORDNANCE SURVEY PLAN REFERENCE	SP5923	SECTION K	Scale 1/1250 Enlarged from 1/2500
COUNTY OXFORDSHIRE	DISTRICT CHERWELL	© Crown copyright 1985	



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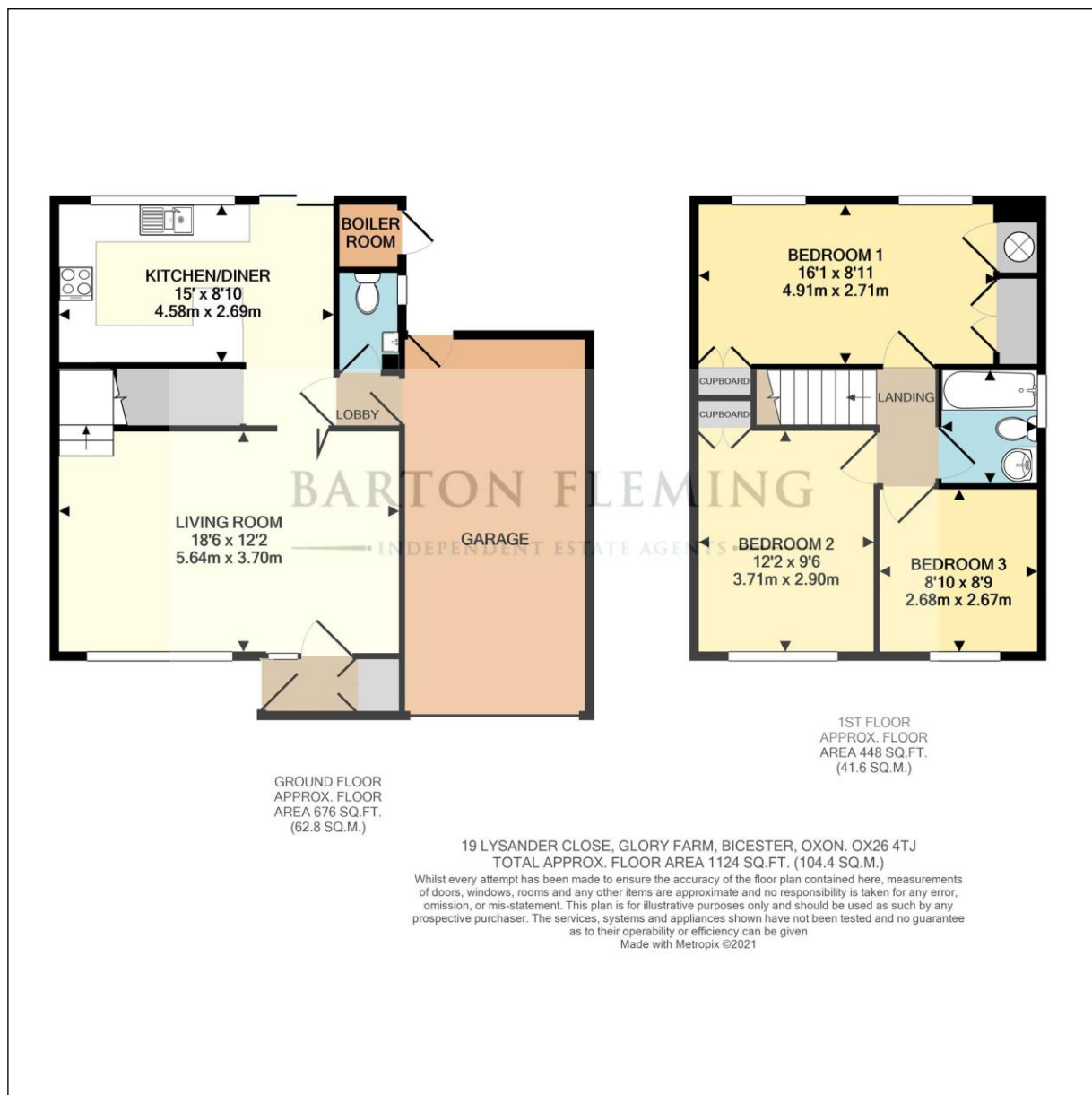
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